

Table 48

COMMERCIAL LAND USE IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990

Commercial Land Use Category	Area in Acres				Change in Area							
					1963-1970		1970-1980		1980-1990		1963-1990	
	1963	1970	1980	1990	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Land and Buildings	945	1,342	1,832	2,243	397	42.0	490	36.5	411	22.4	1,298	137.3
Parking	254	515	941	1,597	261	102.8	426	82.7	656	69.7	1,343	528.7
Total	1,199	1,857	2,773	3,840	658	54.9	916	49.3	1,067	38.5	2,641	220.3

Source: SEWRPC.

- Three colleges: Carroll College, the University of Wisconsin-Waukesha; and Waukesha County Technical College (see Map 41)
- Ninety-nine public schools, including 17 high schools, 13 middle schools, 68 elementary schools, and one specialty school (see Map 42 and Table 51)
- Fifty-eight private schools, including five high schools, one middle school, and 46 elementary schools as well as six combined elementary and high schools (see Map 42 and Table 51)
- One State/County-operated juvenile detention and treatment center (see Map 42 and Table 51)
- Forty-seven fire stations (see Map 43)
- Twenty-six local police headquarters; the County Sheriff's office and six County Sheriff substations; and the State Highway Patrol District 2 office (see Map 44)

Also included in the governmental-institutional land use category are cemetery lands. Information regarding existing cemeteries is relevant to the land use planning process for several reasons. Since they must generally be protected from disturbance, the location of existing cemeteries must be known when planning for future urban development. Moreover, cemeteries may provide important open space, particularly in intensively developed urban areas and may, in addition, have special historical significance. The location of known cemeteries in the County, as identified in the Regional Planning Commission 1990 land use inventory, are shown on

Map 45. A total of 75 cemetery sites have been identified. In combination, these cemetery lands encompassed a total of about 540 acres in 1990. In addition to the cemeteries shown on Map 45, the records of the State Historical Society of Wisconsin indicate there may be as many as 175 additional burial sites in Waukesha County that are not formally marked. That Society is in the process of placing certain of these sites on a State "catalog." The purpose of cataloging the sites is to lend protection insofar as State law, Chapter 157 of the Wisconsin Statutes, prohibits their disturbance through construction activities. As of the end of 1993, the Society had formally catalogued four burial sites in Waukesha County. The location of these four sites is also indicated on Map 45.

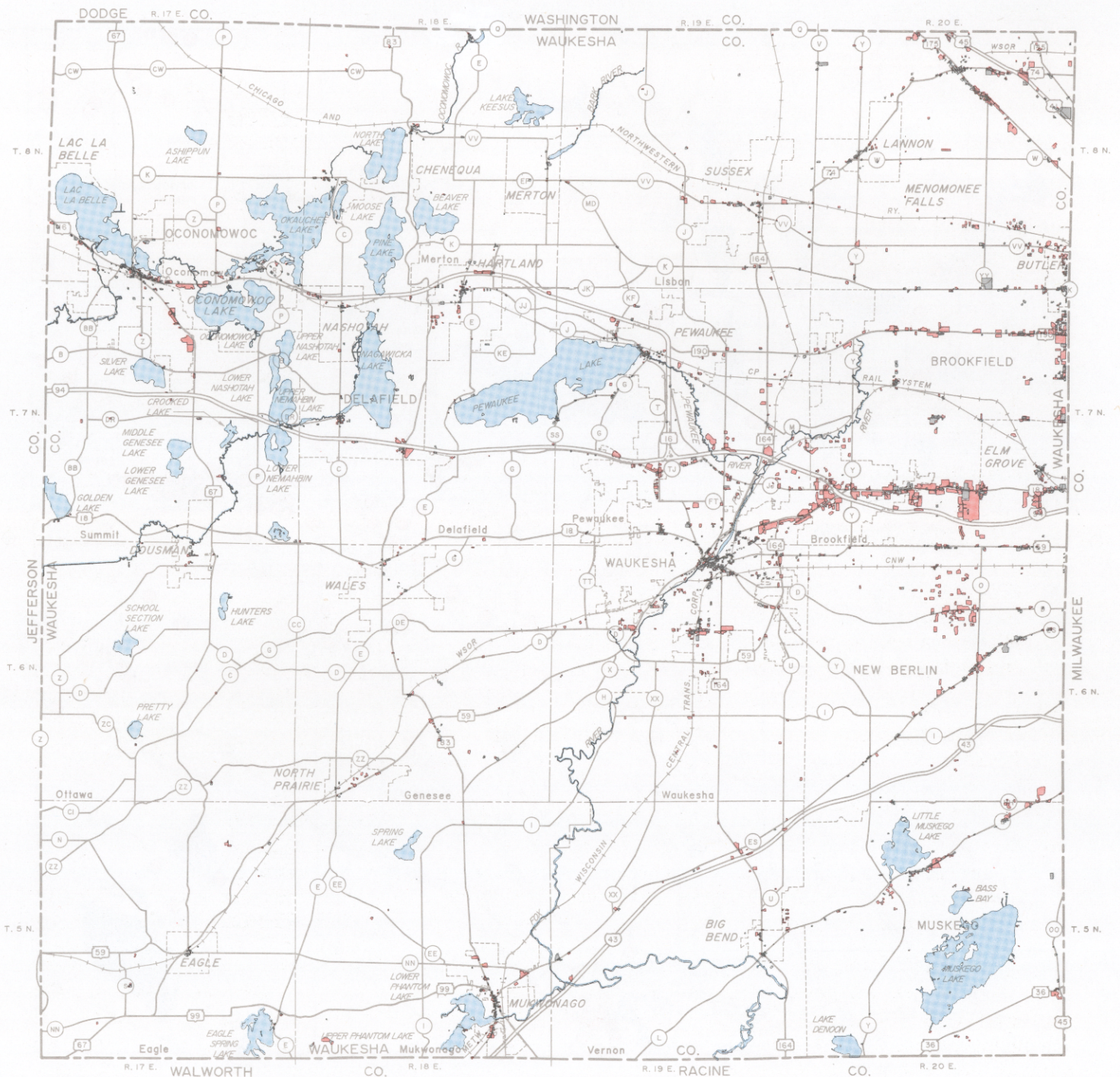
AGRICULTURAL LAND USE

Land in agricultural use encompassed about 142,400 acres, or 38 percent of the total area of the County, in 1990 (see Table 52). The agricultural land base of the County has declined significantly over the past three decades, largely because of the conversion of farmland to urban uses. Between 1963 and 1990, the areal extent of agricultural land in the County decreased by about 57,800 acres, a relative decrease of 29 percent. Much of the remaining agricultural land occurs in relatively small blocks, often intermixed with scattered urban land uses.

Of the 142,400 acres of farmland existing in the County in 1990, about 98,200 acres, or 69 percent, were identified as prime farmland under the Waukesha County agricultural land preservation plan, adopted by the Waukesha County Board of

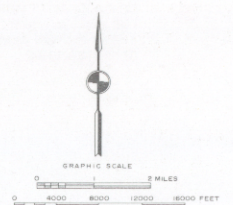
Map 36

COMMERCIAL LAND USE IN WAUKESHA COUNTY: 1963 AND 1990



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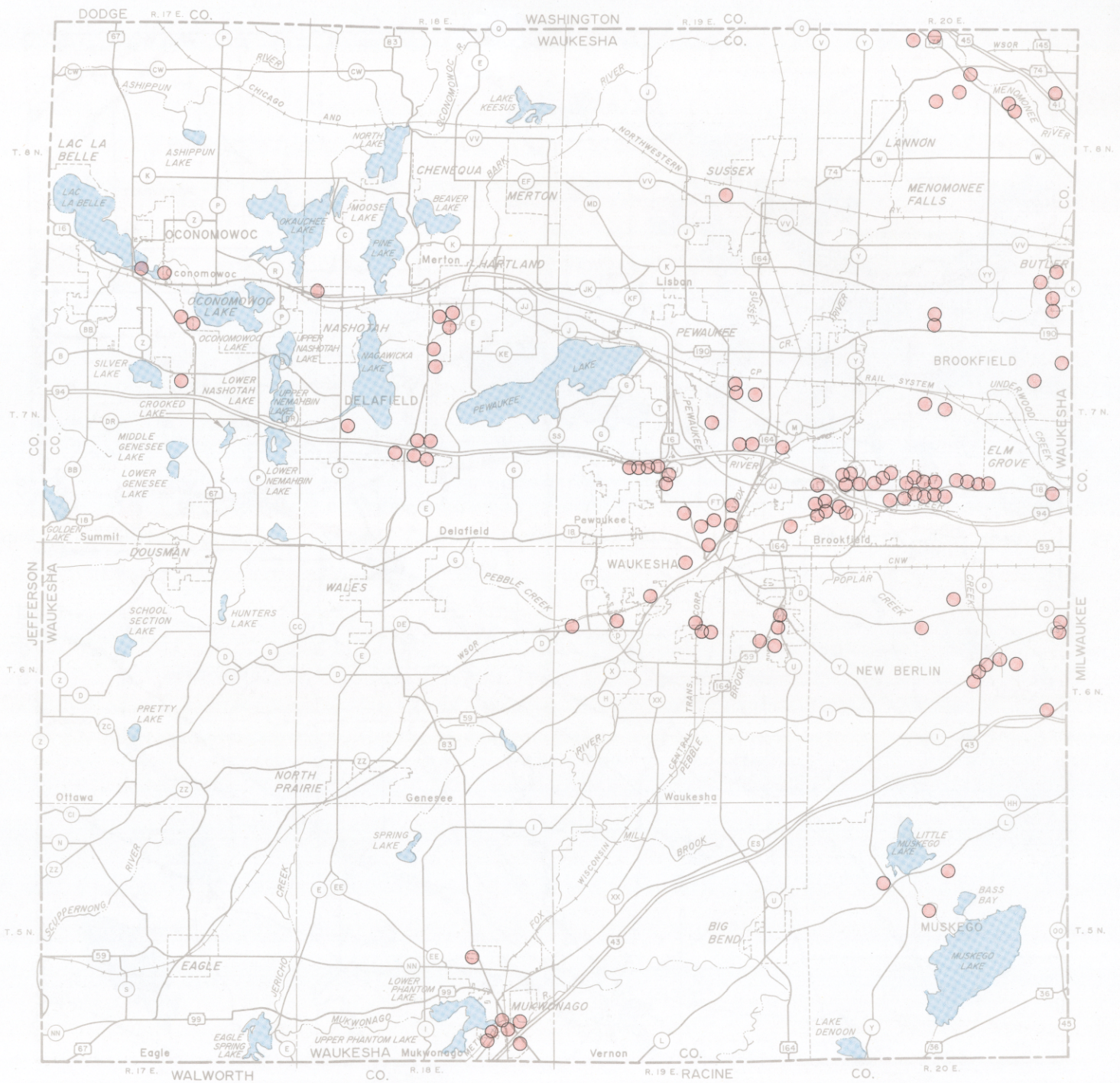
- COMMERCIAL LANDS: 1963
- INCREMENTAL COMMERCIAL LANDS: 1963-1990
- SURFACE WATER



Source: SEWRPC.

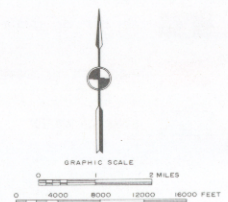
Map 37

RECENT COMMERCIAL DEVELOPMENT ACTIVITY IN WAUKESHA COUNTY: 1990 THROUGH 1994



LEGEND

- COMMERCIAL DEVELOPMENT PROJECT WHICH RECEIVED APPROVAL FOR SANITARY SEWER CONNECTION UNDER CHAPTER ILHR 82 OF THE WISCONSIN ADMINISTRATIVE CODE: JANUARY 1990 THROUGH DECEMBER 1994



Source: SEWRPC.

Table 49

INDUSTRIAL LAND USE IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990

Industrial Land Use Category	Area in Acres				Change in Area							
					1963-1970		1970-1980		1980-1990		1963-1990	
	1963	1970	1980	1990	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Land and Buildings												
Manufacturing	329	622	1,003	1,267	293	89.2	381	61.3	264	26.3	938	285.5
Wholesale and Storage	453	815	1,136	1,575	362	79.7	321	39.4	439	38.7	1,122	247.6
Parking	142	328	617	964	186	130.7	289	88.3	347	56.0	822	577.7
Total	924	1,765	2,756	3,806	841	91.0	991	56.1	1,050	38.1	2,882	311.9

Source: SEWRPC.

Supervisors in 1984 (see Map 46).³ Under that plan, prime farmlands were identified as meeting the following size and soil criteria: 1) the farm unit must be at least 35 acres in size, 2) at least 50 percent of the farm unit must be covered by soils meeting U. S. Soil Conservation Service criteria for national prime farmland or farmland of statewide importance, and 3) the farm unit must be part of a farming area of at least 100 acres in size. The county agricultural land preservation plan called for the preservation of most of the identified prime agricultural lands recognizing, however, that limited prime farmlands would necessarily be converted to urban use to accommodate orderly urban growth and development. The County agricultural land preservation plan recommendations, it should be noted, were subsequently incorporated into the regional land use plan as a refinement and detailing of long-standing Regional Planning Commission recommendations pertaining to the preservation of prime agricultural lands in the Region.⁴

In order to assess the change in prime agricultural lands in the County over the past three decades, the criteria that were used to identify prime agricul-

tural lands under the County farmland preservation plan were applied to land use, land ownership, and soil conditions existent in 1963; a base year 1963 inventory of prime agricultural lands was thereby identified. Changes in prime agricultural lands between 1963 and 1990 were subsequently identified and analyzed. The results of this analysis are presented on Maps 46, 47, and 48 and in Table 53.

Over the past approximately three decades, the prime agricultural acreage decreased by 41,800 acres, or 30 percent, from about 140,000 acres in 1963 to about 98,200 acres in 1990. Of the total prime farmland loss, 27,900 acres, or 67 percent, consisted of lands which were taken out of agricultural production, having been converted to urban development or other use.⁵ The balance, 13,900 acres, or 33 percent of the total loss of prime farmland, consisted of lands which remained in agricultural use but which no longer met the farm unit or farm block size criteria inherent in the definition of prime agricultural land (see Map 47).

Map 48 provides a further analysis of the 27,900 acres of prime farmland which were taken out of agricultural production and converted to urban development or other use between 1963 and 1990, distinguishing those lands located within planned urban service areas from those which were not. Of

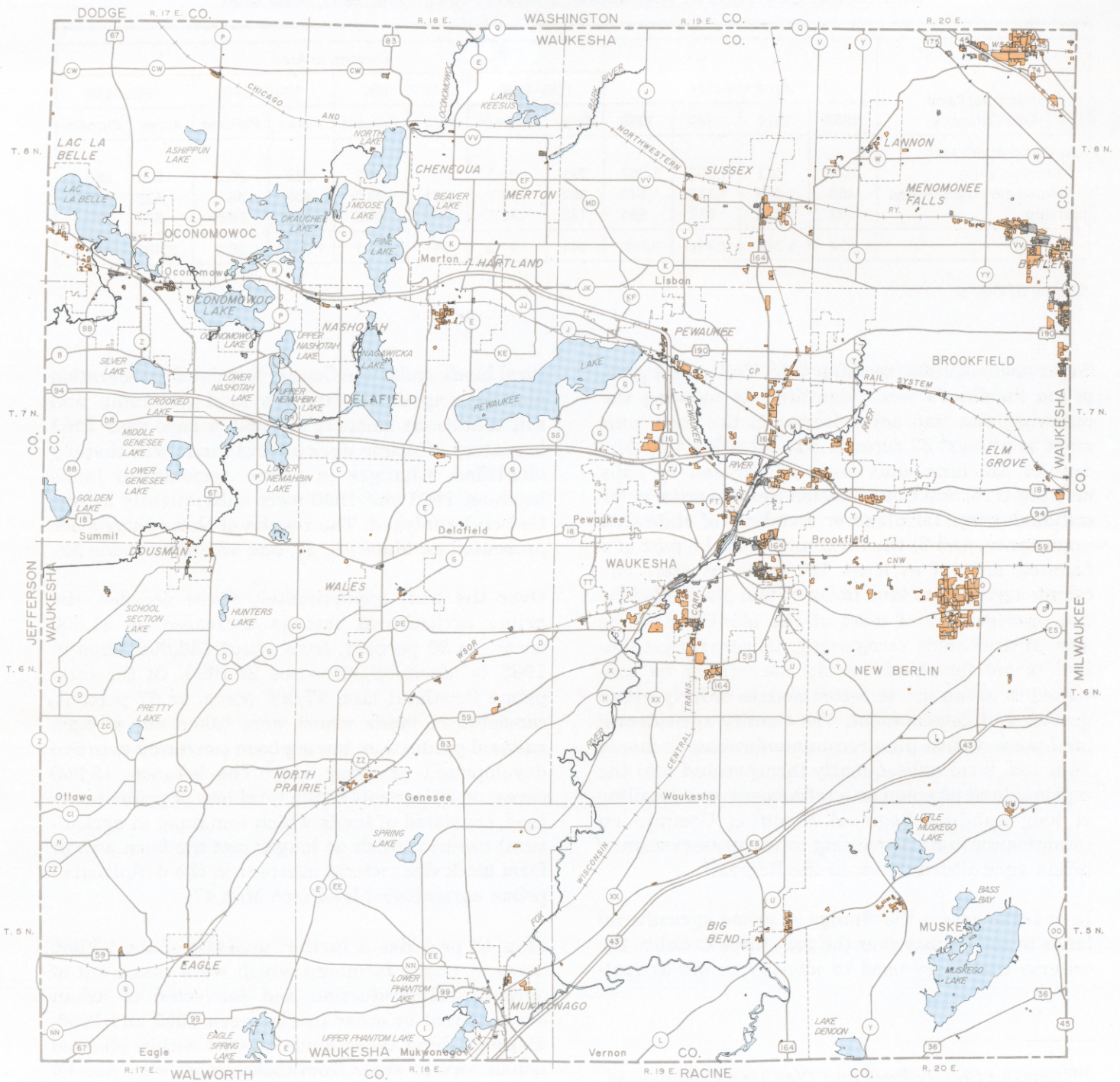
³Waukesha County Park and Planning Commission, *The Waukesha County Agricultural Land Preservation Plan*, 1981.

⁴The agricultural land preservation recommendations of the Waukesha County agricultural land preservation plan were incorporated into the third generation year 2010 regional land use plan adopted by the Regional Planning Commission in 1992.

⁵Of the total of 41,800 acres of prime agricultural lands taken out of production between 1963 and 1990, about 27,900 acres, or 67 percent, were converted to urban use. The remainder was left fallow, in some cases reverting to wetlands or woodlands.

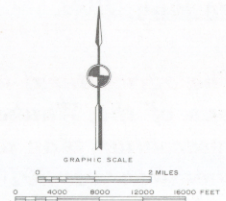
Map 38

INDUSTRIAL LAND USE IN WAUKESHA COUNTY: 1963 AND 1990



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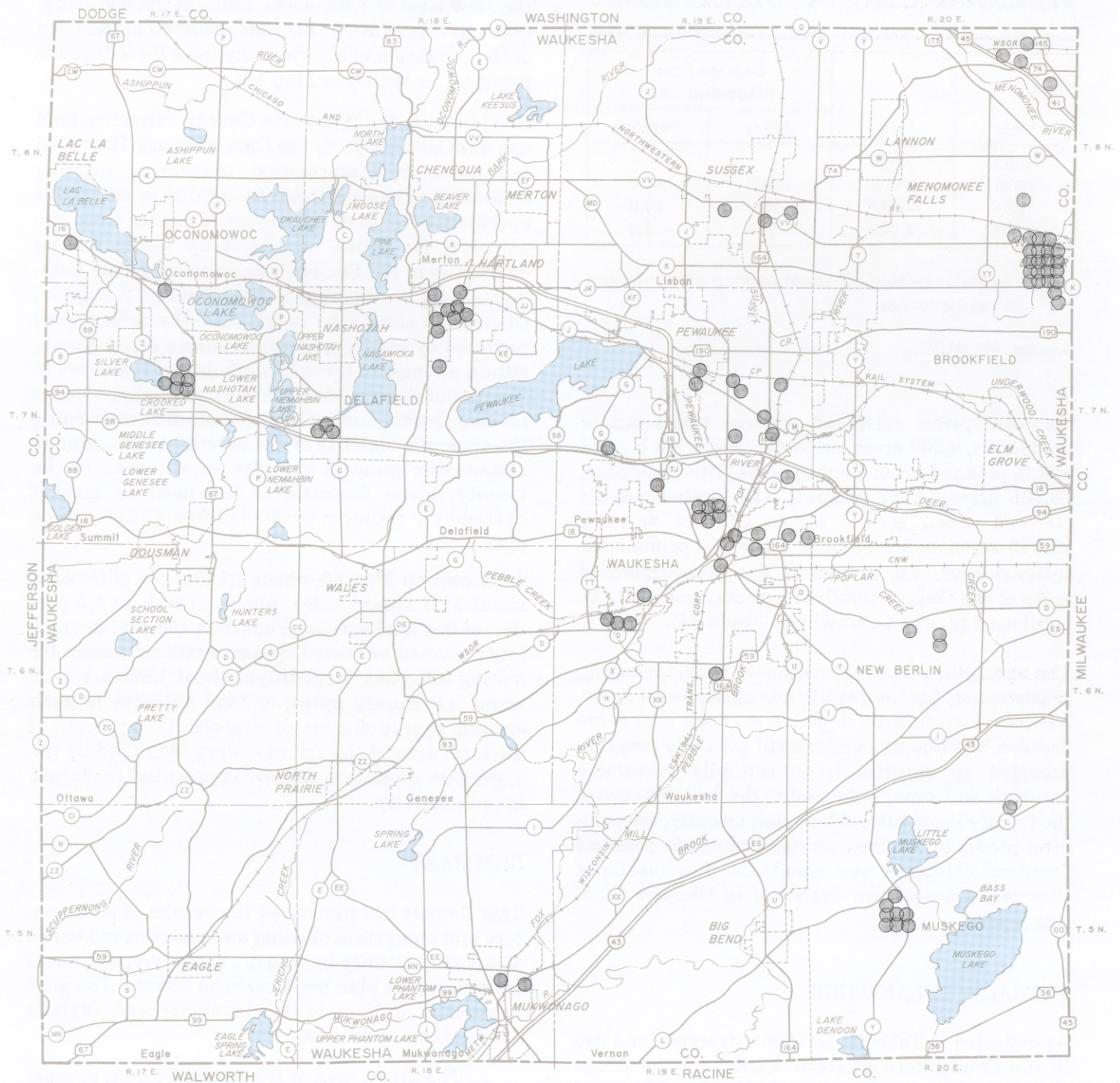
- INDUSTRIAL LANDS: 1963
- INCREMENTAL INDUSTRIAL LANDS: 1963-1990
- SURFACE WATER



Source: SEWRPC.

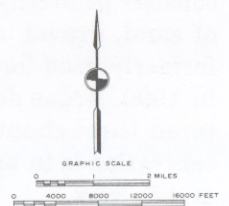
Map 39

RECENT INDUSTRIAL DEVELOPMENT ACTIVITY IN WAUKESHA COUNTY: 1990 THROUGH 1994



LEGEND

- INDUSTRIAL DEVELOPMENT PROJECT WHICH RECEIVED APPROVAL FOR SANITARY SEWER CONNECTION UNDER CHAPTER ILHR 82 OF THE WISCONSIN ADMINISTRATIVE CODE: JANUARY 1990 THROUGH DECEMBER 1994



Source: SEWRPC.

Table 50

**GOVERNMENTAL AND INSTITUTIONAL LAND USES
IN WAUKESHA COUNTY: 1963, 1970, 1980, AND 1990**

Year	Acres	Change from Preceding Year	
		Acres	Percent
1963	2,559	--	--
1970	3,609	1,050	41.0
1980	4,038	429	11.9
1990	4,215	177	4.4

NOTE: Includes related off-street parking areas of more than 10 spaces.

Source: SEWRPC.

the total prime farmland acreage taken out of production, 9,200 acres, or 33 percent, were located within planned urban service areas. The remainder, 18,700 acres, or 67 percent, was located outside planned urban service areas. Of that amount, 16,345 acres, or 87 percent of the lost prime agricultural land, was located in the unincorporated areas of the County and their loss may generally be attributed to urban sprawl (see Table 54).

The agricultural land base of the County, including, in particular, the County's prime agricultural lands, has been significantly depleted over the past three decades. The County development planning program provided an opportunity to carefully reexamine problems and issues attendant to the maintenance of the County's agricultural base. Importantly, the planning program provided an opportunity to reassess farmland objectives and standards. The results of that reassessment are described in Chapter IX of this report.

EXTRACTIVE LAND USE

As indicated in Table 55, in 1990 extractive land use in the County totaled about 3,400 acres, or about 1 percent of the total area of the County. This area consists primarily of lands devoted to the extraction of sand, gravel, and stone but also includes lands formerly used for such purposes and which lay idle in 1990. Areas devoted to extractive uses are scattered throughout the County, but the largest concentration is in and around the Villages of Lannon and Sussex.

Over the past approximately three decades, the area of the County devoted to extractive use increased by about 42 percent, from about 2,400 acres in 1963 to the 1990 level of 3,400 acres. Much of the additional extractive use during this time occurred in the form of the expansion of sites already used for extractive purposes in 1963 (see Map 49).

In addition to the Waukesha County extractive land use data collated from the Commission's 1990 land use inventory, information concerning existing ownership of lands utilized for mining or extractive operations, as well as adjacent lands with the potential for future commercially viable mining operations in the County, was provided to the Commission by the Aggregate Producers of Waukesha County. It should be noted that the information provided by the Aggregate Producers does not constitute a complete inventory of mineral resources in Waukesha County. An inventory of this type would involve the conduct of detailed studies concerning the economic viability of the potential extraction of nonmetallic mineral deposits in all areas of the County, given forecasts of the need or market demand for resource products of potential mining operations.

As shown on Map 50, about 7,220 acres of land, or about 11.3 square miles, comprising about 1.9 percent of the total area of Waukesha County, are currently owned or leased by aggregate producers for mining activities. In addition, about 1,820 acres, or about 2.8 square miles, of land adjacent to such existing operations, comprising about 0.5 percent of the total area of the County, were identified by the aggregate producers as having potential for future mining activity.

SUMMARY

This chapter has presented the results of an inventory and analysis of existing and historic land use in Waukesha County in support of the preparation of a development plan for Waukesha County. The most important findings of this inventory and analysis are summarized below:

1. The urban area of Waukesha County, as measured by the Regional Planning Commission urban growth analysis, increased very gradually, from about two square miles in 1900 to about 18 square miles in 1950.⁶ The pace of

⁶See Footnote 1.